



Fayreholme | Saucelands Lane | Shipley | West Sussex | RH13 8PU

**FOWLERS**  
ESTATE AGENTS



# Fayreholme

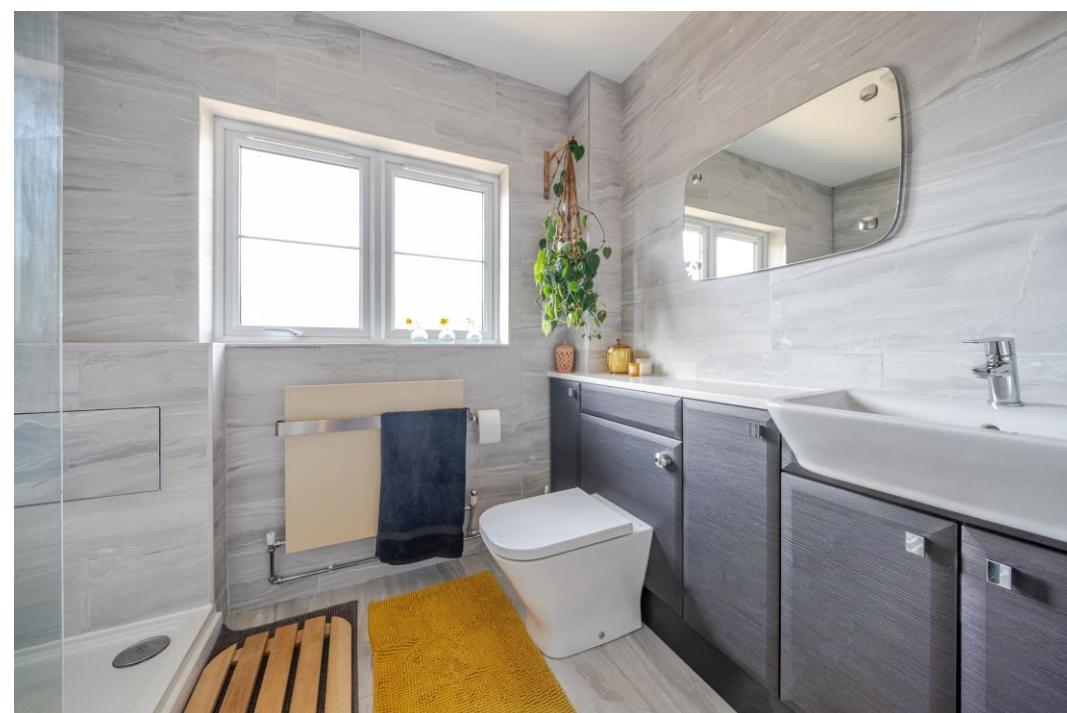
Saucelands Lane | Shipley | West Sussex | RH13 8PU

GUIDE PRICE £1,250,000

A substantial detached chalet style home having undergone extensive modernisation and re-furbishment to a high standard by its current owners, occupying this delightful rural position set within approximately 1 acre. Internally, the property is present in first class order offering versatile accommodation extending to 2196 sqft and comprising: entrance hall with oak flooring, superb sized sitting room with bi-fold doors opening onto terrace and overlooking gardens, kitchen/dining room with integrated appliances, utility room and ground floor cloakroom. All four bedrooms have en-suite facilities and built-in wardrobe cupboards, with two on the ground floor, with the first floor master bedroom having a balcony. Outside, there is extensive driveway parking to the front leading to a substantial double garage with extra height, 4 stables, detached pitched roof pergola, summerhouse and a large paved terrace and lawned gardens.

- Substantial detached home
- Delightful rural setting
- Skillfully modernized and extended
- Four double bedrooms with en-suites
- Occupying approximately 1 acre
- Extending to 2196sqft
- Reception Hall with oak flooring
- Superb sized Sitting Room
- Kitchen/Dining Room
- Integrated Appliances
- Utility Room
- Study
- Main Bedroom with Balcony
- Beautiful South aspect Gardens and Terrace
- Extensive driveway Parking
- Substantial detached Double Garage





**Oak Gabled Entrance Porch** Front door leading to:

**Reception Hall** 17' 2" x 9' 11" (5.23m x 3.02m) Oak flooring, double glazed windows, vertical radiator, feature vaulted ceiling, built-in cloaks cupboard, oak part glazed double doors leading to:

**Sitting Room** 20' 10" x 23' 1" (6.35m x 7.04m) Beautiful outlook over gardens, feature open fireplace with brickette surround and stone hearth, concealed spot lighting, vertical radiator, section of oak flooring, sky lantern, bi-folding doors leading to large terrace and gardens.

**Kitchen/Dining Room** 22' 0 maximum" x 23' 1 maximum" (6.71m x 7.04m) Dual aspect double glazed windows with outlook over gardens. Extensive range of wall and base units, two twin 'AEG' ovens and built-in fan assisted grill and separate microwave and warming drawer, range of working surfaces with one and a half bowl groove drainer with dishwasher tap, central breakfast Island with 'AEG' Induction five ring hob with stainless steel extractor over, under-seating with breakfast bar, recessed area suitable for housing American style fridge/freezer, integrated dishwasher, two radiators, oak flooring, large walk-in shelved pantry, concealed spot lighting.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail, double glazed windows.

**Utility Room** 12' 3" x 9' 10" (3.73m x 3m) Space and plumbing for washing machine and tumble dryer, wall-mounted eye-level cupboards, single drainer sink unit, built-in cloaks and storage cupboard, double glazed door to side access.

**Study** 12' 3" x 6' 6" (3.73m x 1.98m) Radiator, oak style flooring, double glazed window overlooking front garden.

**Ground Floor Bedroom One** 24' 4 maximum" x 10' 0" (7.42m x 3.05m) Dual aspect double glazed windows, radiator, door to:

**En-Suite Shower Room** Large walk-in shower with overhead soaker and separate shower attachment, recessed toiletries area, inset wash hand basin with cupboards under, heated towel rail, fully tiled walls, extractor fan, double glazed windows.

**Ground Floor Bedroom Four** 13' 5" x 11' 7" (4.09m x 3.53m) Double glazed window bay, radiator, built-in floor to ceiling wardrobe cupboards, door to:

**En-suite Bathroom** Inset bath, wash hand basin, low level flush w.c., double glazed windows.

**Stairs to:**

**First Floor Landing** Glass and oak balustrade.

**First Floor Bedroom Three** 18' 2 maximum" x 14' 2" (5.54m x 4.32m) Dual aspect with beautiful outlook over open fields and countryside, radiator, linen cupboard housing pressurised cylinder, walk-in wardrobe cupboard, eaves storage cupboards, uPVC double doors leading to:

**Balcony** 6' 8" x 6' 6" (2.03m x 1.98m) South aspect with delightful outlook over gardens and open fields.

**En-Suite Shower Room** Large walk-in double shower with overhead soaker and fitted separate shower attachment, concealed spot lighting, extractor fan, heated chrome towel rail, inset wash hand basin with toiletries cupboard under, low level flush w.c., Velux window, part tiled walls.

**First Floor Bedroom Two** 20' 11" x 13' 5" (6.38m x 4.09m) Triple aspect room with Velux windows, radiator, built-in cloaks cupboard, eaves storage cupboards, door to:

**En-Suite Bathroom** Inset bath with central chrome taps, wash hand basin with drawer under, w.c., chrome towel rail, tiled flooring and walls, extractor fan, Velux window.

**Outside**

**Front Garden** Tarmac driveway accessed via a five bar automatic gate with security system, large shaped lawned area with flower and shrub borders and mature trees.

**Side Section of Garden** Accessed via wrought iron automatic security gate, large tarmac area with parking for several vehicles leading to:

**Substantial Detached Double Garage** 27' 6" x 15' 8" (8.38m x 4.78m) With extra height, automatic security roller door, power and light. Further section of 15'8 x 5'7.

**Rear Garden** Being a feature of the property with southerly aspect and large stone terraced area, formal section of gardens with shaped lawned areas with attractive flower and shrub borders, screened by fence panelling, detached pitched roof pergola providing a covered entertainment area which can house a table large enough for 8 people and has power, light and heating, outside lighting and security lighting.

**Further Section of Lawned Garden** With pond and water feature, four stables, one is a tack room (currently used as storage and workshop), section of lawned area with raised vegetable plots, greenhouse and timber summerhouse, circular patio area, treehouse, screened by fence panelling and adjoining open fields to all sides.

**Directions** 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:  
<https://what3words.com///sleeps.clicker.sector>

**EPC Rating:** Band D.



## Saucelands Lane, Shipley, Horsham, RH13

Approximate Area = 2196 sq ft / 204 sq m  
 Limited Use Area(s) = 406 sq ft / 37.7 sq m  
 Garage = 524 sq ft / 48.6 sq m  
 Stables = 498 sq ft / 46.2 sq m  
 Total = 3624 sq ft / 336.5 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Fowlers Estate Agents. REF: 1271425



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*"We'll make you  
feel at home..."*



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3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

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